

Ryden

TO LET

**SUBSTANTIAL INDUSTRIAL YARD
2 ACRES (0.81 HECTARES)**



**60 HOBDEN STREET
SPRINGBURN
GLASGOW
G21 4EQ**

SECURE 2 ACRE SERVICED SITE

**SURFACED AND UTILITIES TO
BOUNDARY**

**ESTABLISHED BUSINESS
LOCATION**

STRONG TRANSPORT LINKS

SUITABLE FOR A VARIETY OF USES

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GLASGOW CITY CENTRE

home bargains

TESCO

COSTCO WHOLESALE

Royal Mail

SPRINGBURN ROAD

SCOT-TRAIN

BARNHILL TRAIN STATION

SWGR



CITYBUILDING





LOCATION

The property is situated at the southern end of Hobden Street, a short distance from its junction with Darnick Street and just off Petershill Road, as shown on the attached Location Plan.

The property is within an established industrial location with other occupiers in close proximity including City Building and SWGR Industrial Supplies, Carntyne Transport and Carrick Packaging.

Strong access to road and transport connections being just half a mile east of Springburn Road (A803), close to Costco, via Petershill Road. The A803, in turn leads to Junction 15 of the M8 Motorway, just over half a mile to the south.

Barnhill Train Station is within convenient walking distance to the north west offering onward rail travel to Glasgow City Centre, with a journey time of less than 15 minutes. There are also regular bus services at Petershill Road with a stop at Hobden Street and journey time to city centre is just over 20 minutes.

DESCRIPTION

The subjects comprise a fully serviced and surfaced industrial site extending to approximately 2 acres. The plot surfacing is a mix of structures and it is due to be fully levelled prior to lease. The area will be secured via a palisade fence and will have its own access point to the north east corner of the site off Hobden Street. Utilities are provided to boundary.

RENT

On application.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on flexible terms to be agreed with the letting agents.

RATING

The property is to be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with sole letting agents Ryden.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. December 2024. Produced by Designworks.

